

EAGLE SPRINGS BOARD MEETING MINUTES
Thursday, June 18, 2009

1. Call to order: President Richard Beladino called the meeting to order at 6:30 pm.
 - a. The following Board members were present: Richard Beladino, Keith Dammann, Sherry Morrone, and Michelle Denney. No residents were in attendance for this meeting. Property/Maintenance Manager Patrick Malloy was present.
 - b. Motion was made, seconded and approved to accept the minutes of the May 21, 2009 meeting. These minutes had previously been reviewed and approved electronically, so that publication could be made to our web site.
 - c. Rental of the Clubhouse has increased from \$50 to \$100. All current bookings will still be at \$50, but all future bookings from this day forward will be at the new rate. Only residents may rent the clubhouse and the resident MUST be present during functions. Please do not attempt to rent the facility to friends or function that are not yours. This is unfair to other residents and this facility is strictly for residents ONLY. Rental includes the MAIN room only. The meeting room is not included but can be at an additional charge. The movie theater is currently closed due to a safety issue. There are needed repairs that are not in the budget this year.
2. Pool:
 - a. Public intoxication has become a serious issue at the pool this year. There have been two arrests. This behavior will not be tolerated. The BoD agreed that behavior of this type calls for suspension of privileges.
 - b. On weekends we are reaching capacity. The lifeguards are doing 100% ID checks. Maximum number of guests will be reduced so that guests do not prevent residents from being able to enjoy their pool.
 - c. Remember all guests must be accompanied by the homeowner. Residents under 18 are permitted to bring only 2 guests. Resident

MUST be at least 16 to come without an adult and are permitted 1 guest only.

d. Plans are in discussion to begin using picture IDs Summer 2010.

3. Landscaping: Patrick reported that work on the bank beside the main lake would begin next week. There was also discussion about the trees that border the lake by the sand and also discussion regarding the sand. Michelle & Sherry asked Patrick to let them know when the meeting would be held with the Landscaping crew regarding those changes.

4. Maintenance work:

a. New Pool Furniture - Several tables and chairs have been added around the pool. No additional purchases of pool furniture will be made this year.

b. Trimming the palm trees around the pool - And estimate of \$1,800 was received and the board voted not to have the trees trimmed this year as it is not in the budget.

c. Grass cutting allowance - no vote was taken on this issue. Patrick reported he has had cooperation from lot owners and banks.

d. A motion was made and seconded and approved to repair ceilings in two of the community center closets at of cost not to exceed \$1,500.

e. The furniture in the clubhouse is not commercial grade and does not hold up to the wear and tear. Patrick will be getting prices to replace the current bar-height tables with round tables as are in the community center. These type tables will represent more of a rental facility and work very nicely when a tablecloth is added.

5. Communications Committee: Ed sent word that one letter was received regarding fence. Patrick also reported a complaint letter regarding the ducks.

6. Unfinished business: Patrick reported Cox Cable would be finished with their portion of the Tivoli Gates' camera by June 30th. This was an \$8000

dollar expense. \$2000 has previously been spent on repairs. It is believed a resident is responsible for the damage to the gate. The camera will reveal the culprit.

7. No number 7 on agenda.

8. Treasurer's Report: Approximately 15 liens are currently pending, 12 of those are currently pending lawsuits. 14 notices of intent to lien have been sent out. The attorney is notifying builders who have not paid (most have) that we are going to lien. Letters have also been sent to homeowners who have not paid late fees. A lien will be placed on those who have not paid within 10 days.

9. AACC Status - Still looking for a professional builder to interpret plans and give opinion on NEW constructions. Currently none are pending.

10. New Business:

a. Damage to the Gunn Road fence and a Tivoli Residence was sustained recently during a heavy rain storm. There was approximately \$5,100 in damages to the fence. The home sustained \$25,000 - \$30,000 in damages. Patrick is currently dealing with the insurance company of the driver. A progress report in this area will be forthcoming.

b. With the number of residents increasing and the pool and wedding seasons upon us, parking has become an issue. Recently, for an extra large wedding, sprinkler heads along the parkway were located and marked and Patrick roped off the area allowing for parking. No damage occurred and it seemed to work out well. This was one of the largest weddings to date and this issue may not arise again. Patrick was told to handle the situation in the same manner again if need be.

c. Trimming of the palm trees - discussed previously under maintenance.

d. Removal of the geese - Patrick reported that he had gotten a quote of \$2,000 to remove a portion of the geese unharmed. This would have had to be done immediately while the geese are molting (Unable

to fly). This was done several years ago and either a lot of those geese returned or others came to take their place. It also upset many residents. Based on the budget and no guarantee they won't return this was not approved.

11. Reserve Study: Preliminary assignments to gather information were made.

***Business Not on Agenda:

- a. Board Member Sherry Morrone asked for permission from the Board to have the Gazebo on the parkway painted as her expense. The Board graciously accepted and appreciates it very much.
- b. During an electrical storm last week all the buildings were hit. It is believed this occurred from a power surge rather than a direct lightning strike.
- c. A new front door was previously approved for the clubhouse. A selection was made and Patrick will order it.
- d. As noted previously, the movie theater is closed. The seats are very old and are becoming unsafe. Please be aware that with assessments remaining low the budget cannot cover every needed item ever year. Until our assessments are increased to cover rising costs we will begin to lose precious amenities due to age. Most of our amenities now are over ten years old.

Meeting adjourned at 8:50 p.m.

Submitted by: Michelle Denney

Next ES Board Meeting will be 16 July, 2009 at 6:30.